

City Council  
Atlanta, Georgia

02-0 -1268

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-02-53  
DATE FILED: 6-10-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **677 Somerset Terrace, N.E.** be changed from the **R-5 (Two-Family Residential)** District to the **RG-3 (Residential General-Sector 3)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 17 of the 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description.

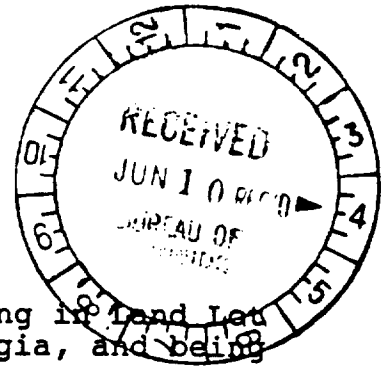
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment

SECTION 3. That the maps referred to, now on file in the Office of Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Z-02-53


EXHIBIT "A"  
(Legal Description)



ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 17 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

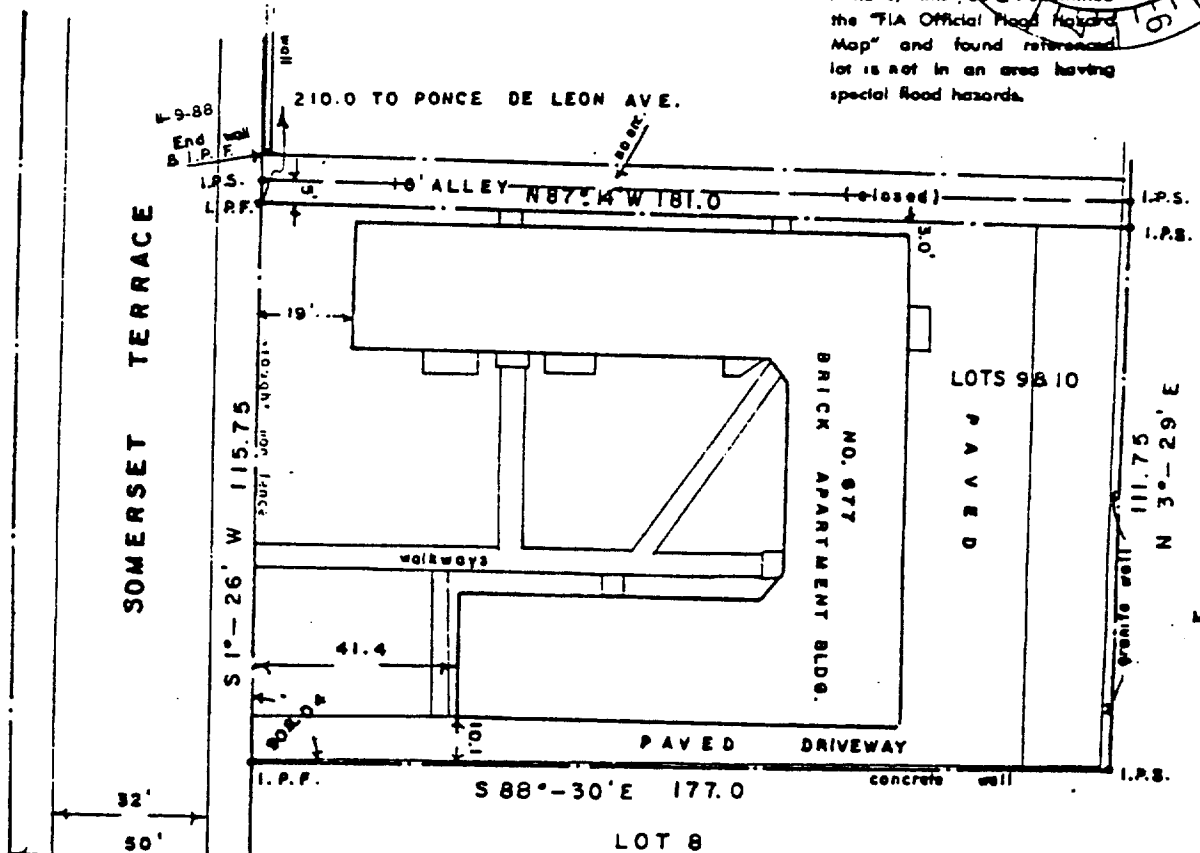
BEGINNING at a point found on the easterly right-of-way of Somerset Terrace (50 Foot right-of-way) 210.0 feet south of the intersection of said easterly right-of-way of Somerset Terrace and the southerly right-of-way of Ponce de Leon Avenue; thence along the easterly right-of-way of Somerset Terrace south 1 degree, 26 minutes west at a distance of 115.75 feet to an iron pin found; thence running south 88 degrees, 30 minutes east a distance of 177.0 feet along the line of a concrete wall to an iron pin set; thence running north 3 degrees, 29 minutes east a distance of 111.75 feet along the line of a granite wall to an iron pin set; thence running north 87 degrees, 14 minutes west a distance of 181.0 feet along the southerly line of a ten foot alley (closed) to an iron pin found on the easterly right-of-way of Somerset Terrace and the POINT OF BEGINNING. Being improved property known as 677 Somerset Terrace, Atlanta, Georgia shown on that certain plat of property for Robert H. Troy & NationsBank of Georgia, N.A. & Fidelity National Title Insurance Company of Tennessee prepared by Noel W. Cook, G.R.L.S. No. 1033, dated March 9, 1983, revised November 9, 1988, last revised May 14, 1992.

Sheet 1 of 2



RECEIVED  
JUN 1 10 00 AM  
BUREAU OF  
PLANNING

I have, this date, examined the "FIA Official Flood Hazard Map" and found referenced lot is not in an area having special flood hazards.



ROBERT H. TROY

**LAND LOT 17**

**14th DISTRICT**

**FULTON COUNTY**

**GEORGIA**

NOEL W. COOK

**LAND SURVEYOR**

**MARCH 9, 1983**

SCALE 1"=30'

11-9-88 5' of alloy established  
REV. MAY 14, 1942 update

4. In my opinion, this plot is a correct presentation of the land plotted and has been prepared in conformity with the survey standards and requirements of law.

Neil M. Cook

Member Gr. Assn Reg. Land Surveyors

Sheet 2 of 2

NYC